

Process

Park Program Zones

Early Public Input

Three Schemes

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Final Scheme

Process

Park Program Zones

As a first step in programming the park, three program layout alternatives were developed.

Diagram 18 shows a program strategy combining north/south and east/west banding across the site, determined by adjacencies. Diagram 19 illustrates a dominant north/south program layering: a soft green park zone to the north, a historic garden zone in the center of the site, and a more heavily programmed urban zone on the south downtown edge of the park. Diagram 20 illustrates an east/west program layering: garden rooms on the east edge buffer Pacific Highway and provide intimate spaces adjacent to neighborhoods, an open green in the center of the park serves as a multi-use activity platform, and a plaza zone extending to the waterfront.



18. Composite Program Zoning



19. North/South Program Zoning



20. East/West Program Zoning

Early Public Input

Extensive community and inter jurisdictional input was sought during the master planning process from groups and entities such as the Centre City Development Corporation, Little Italy Association, the Port District, City of San Diego, the Downtown San Diego Partnership, Maritime Museum, and Citizens Coordinate for Century 3. Three community workshops were held during the master planning process. Crucial input included the following:

- The Park should drive the parking structure design, and views of parked cars should be minimized
- Parking on the County lots should be reduced or eliminated, or relocated to an alternative site, where possible

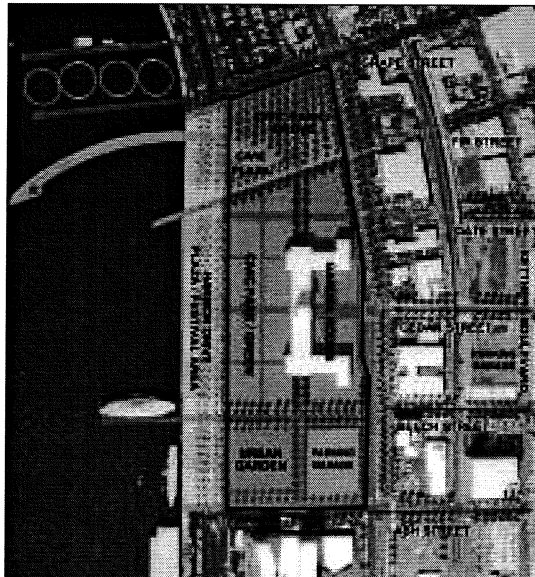
- The design should integrate the concept of a tranquil and contemplative Park envisioned by the Ruocco Fund with more active Park spaces, making the park a destination point and attracting repeat visitors
- View corridors should be respected and preserved
- Opportunity for many uses such as: arts and crafts fairs, farmer's markets, etc. should be provided
- The Waterfront Park should serve three constituencies; downtown San Diego residents, regional residents, and visitors
- The heritage of the CAC should be incorporated in the park design

Three Schemes

General public input, further analysis, and specific feedback relating to the program zoning diagrams informed the development of the three more sophisticated program/model overlay diagrams below.

Scheme 1

Garden Rooms east of the CAC building extend between Fir and Beech Streets. A Civic Park / Green provides an open multi-use activity space at the CAC's front door. A Civic Park / Grove anchors the north end of the site, enclosing the Civic Plaza and buffering chaotic Grape Street and Pacific Highway. A crescent-shaped Grape Street Pier draws activities into the heart of the park and extends park activities onto to the bay. Urban Gardens and a parking structure anchor the south end of site.



21. Scheme 1

Scheme 2

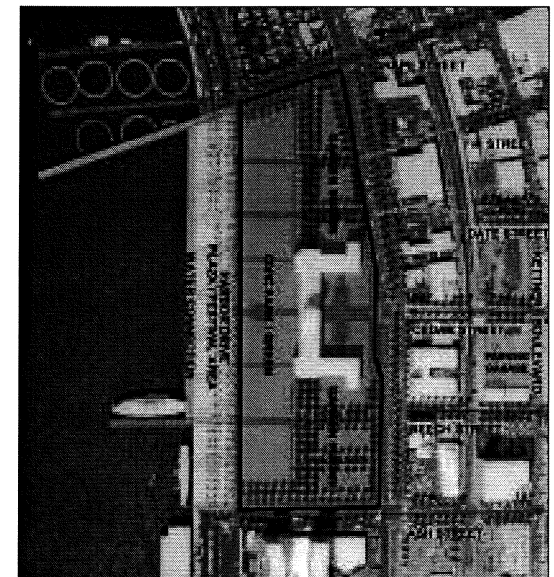
Garden Rooms define the north and south edges of the park's historic core. The Historic Core landscape is restored and contained within garden rooms, strengthening the CAC building's presence. A Civic Park / Green to the north provides a large multi-use field for daily use and events and festivals. The linear Grape Street Pier extends the north edge of the park into the bay. Urban Gardens anchor the south end of the site. Water terraces extend between and Date and Beech Streets, projecting the historic core of the park out into the bay, while providing seating and opportunities to interact with the water.



22. Scheme 2

Scheme 3

The Civic Park / Green provides an open multi-use activity platform for events / festivals and everyday use. The scale of the Civic Green and orientation parallel to the bay and the west facade of the CAC building highlights the historic structure and maximizes viewing opportunities of the building, and from the building out over the landscape and bay. Garden Rooms on the east edge of the site define more intimate spaces for a variety of contemplative and passive activities and are buffered from Pacific Highway by vegetation. Harbor Drive is transformed into a broad plaza that links the park to the waterfront. Water terraces running the length of the site provide bay-oriented seating and access to the water.



23. Scheme 3

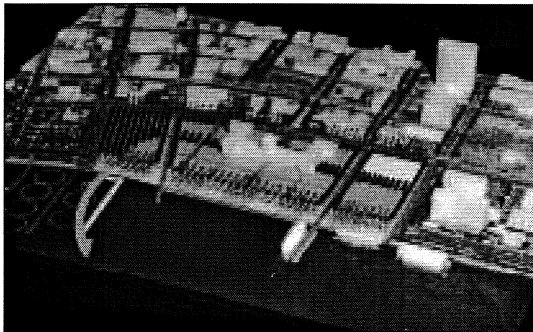
Process

Design Selection

With three strong and unique design schemes in hand, the process once again turned to advisory groups and citizens of San Diego County to offer further input that helped select a preferred scheme to pursue in greater detail. After Scheme 3 was chosen as the resounding favorite, the Design Team integrated desirable elements from the other schemes into the preferred scheme to create a strong design that would satisfy the needs of the greatest number of interested people. This composite was then further refined, incorporating another wave of public input, into the final scheme. The following key public input was offered at the October 2001, Public Workshop:

-en rooms. The layout of the Civic Green distinguishes the CAC Building.

- The Civic Plaza of Scheme 1 affords good opportunities for gatherings.
- Grape Street Pier should be crescent-shaped as a reference to the crescent arc of the Bay's edge

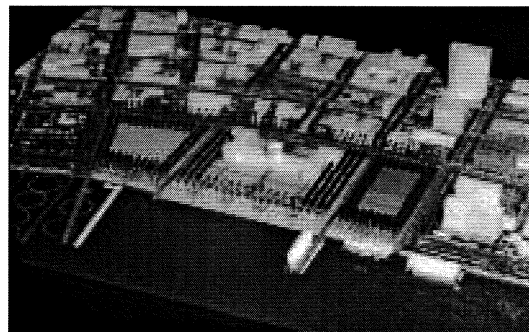


24. Scheme 1

and to be consistent with the North Embarcadero Visionary Plan.

- The Waterfront in front of the CAC Building should be as open and clear as possible.
- A linear fountain bordering the Civic Green is preferred.
- Terracing up of land on the east side of the site would enhance views out over the Civic Green and the Bay.
- The Garden Rooms should be designed and programmed to provide a diversity of spaces and uses.
- Significant historic vegetation should be preserved.

The final scheme was derived from an improved and refined Scheme 3 (model right). Notable improve-

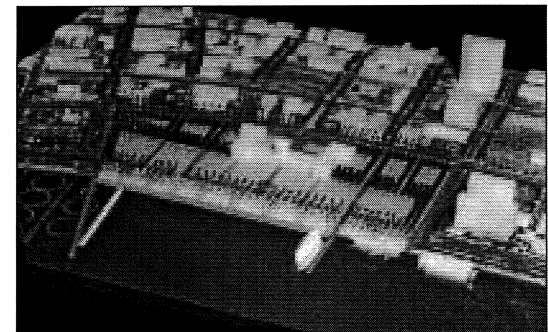


25. Scheme 2

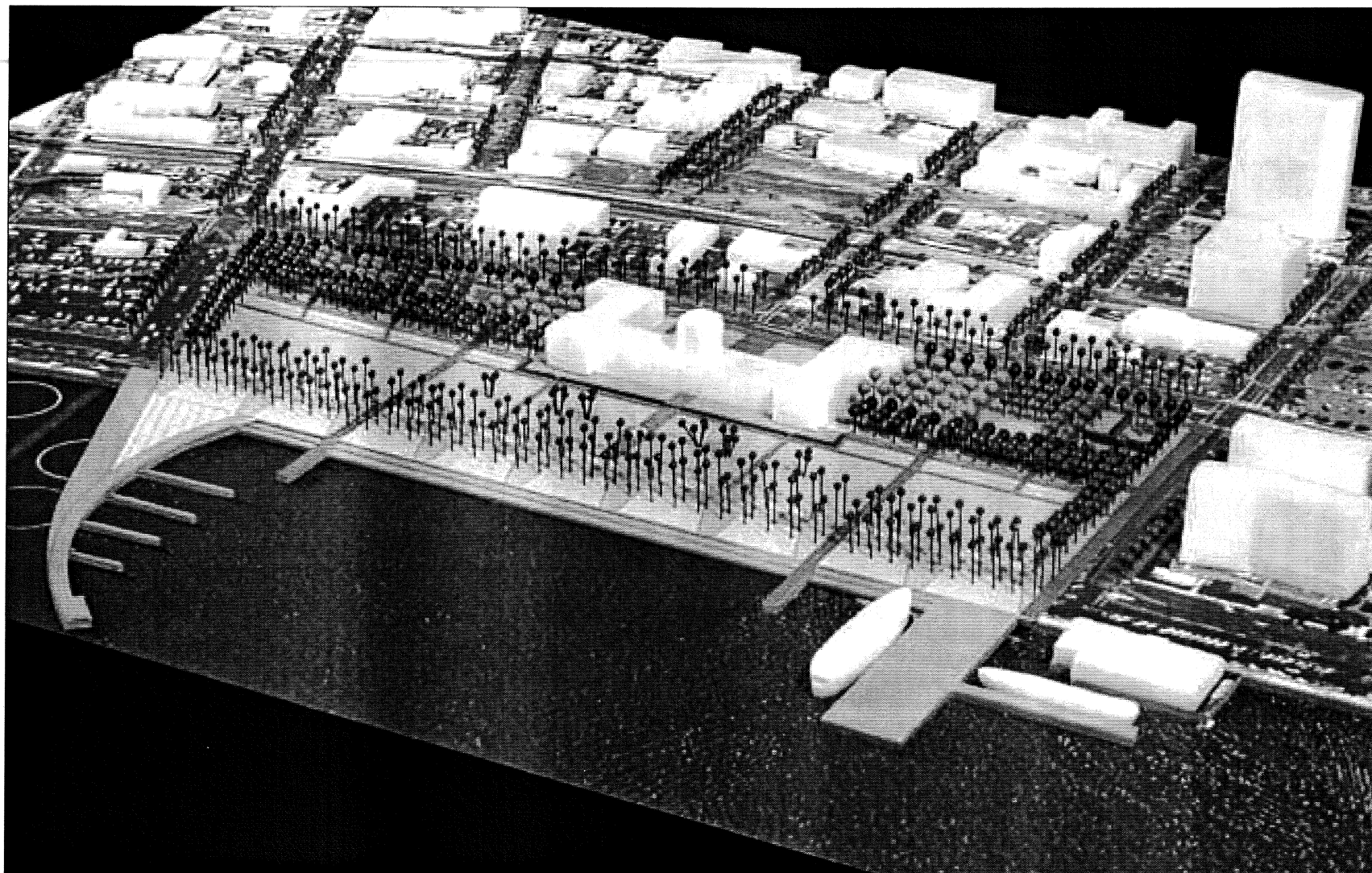
Final Scheme

ments from the previous Scheme 3 include:

- A redesigned Grape Street Pier, reflecting the North Embarcadero Alliance Visionary Plan, activates the waterfront and increases opportunities for interaction with the water.
- The entire north-south Garden Room zone was raised 2-3 feet to enhance views to the Bay and subtly separate the Garden Rooms from Pacific Highway. This grade change continues along a terrace at the front of the CAC Building. Basic spatial and programmatic attributes of the Garden Rooms, were further developed with a thematic organization.
- The central north-south axis separating the Garden Rooms with the Civic Green was developed further in conjunction with the fountain. Structured terraces step down from a shaded Upper Promenade to the Fountain and Civic Green below.



26. Scheme 3



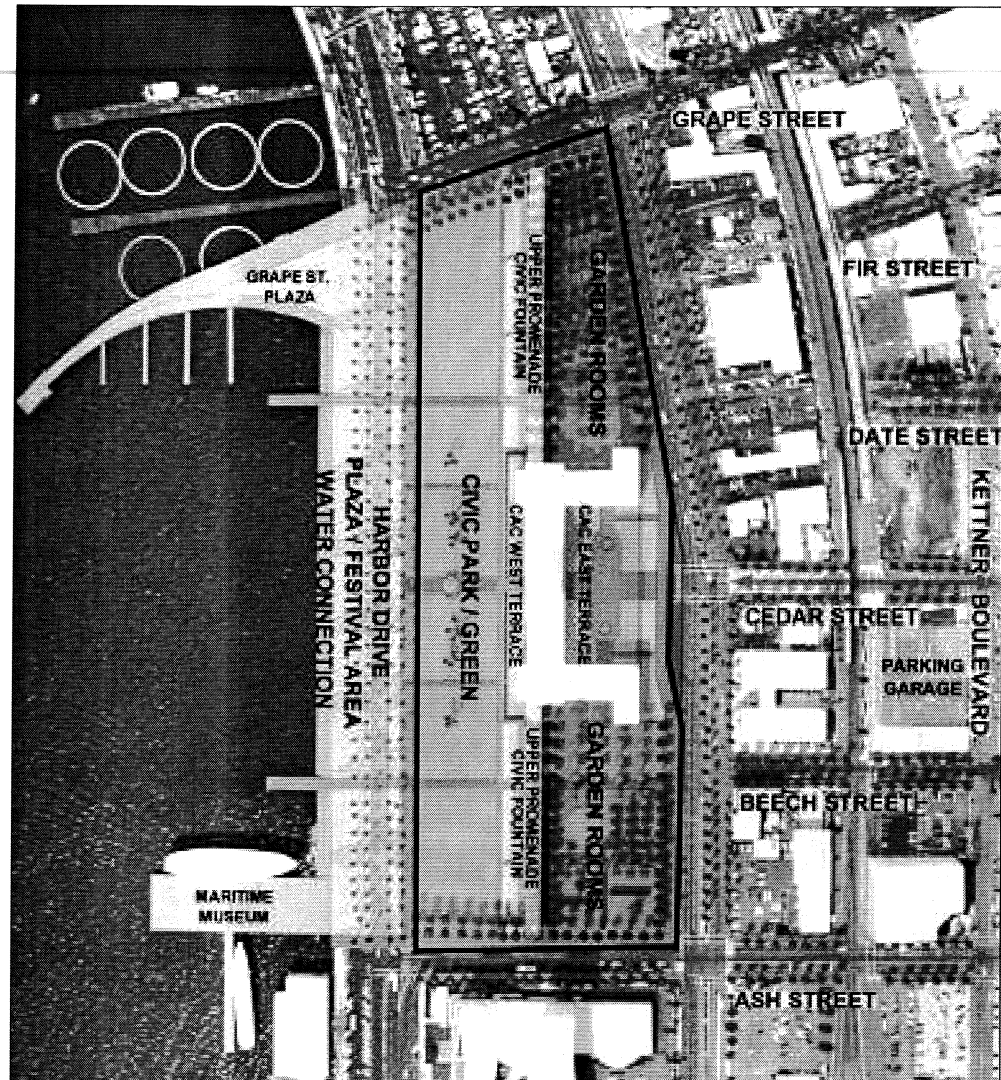
27. Final Scheme - Model Photo

Process

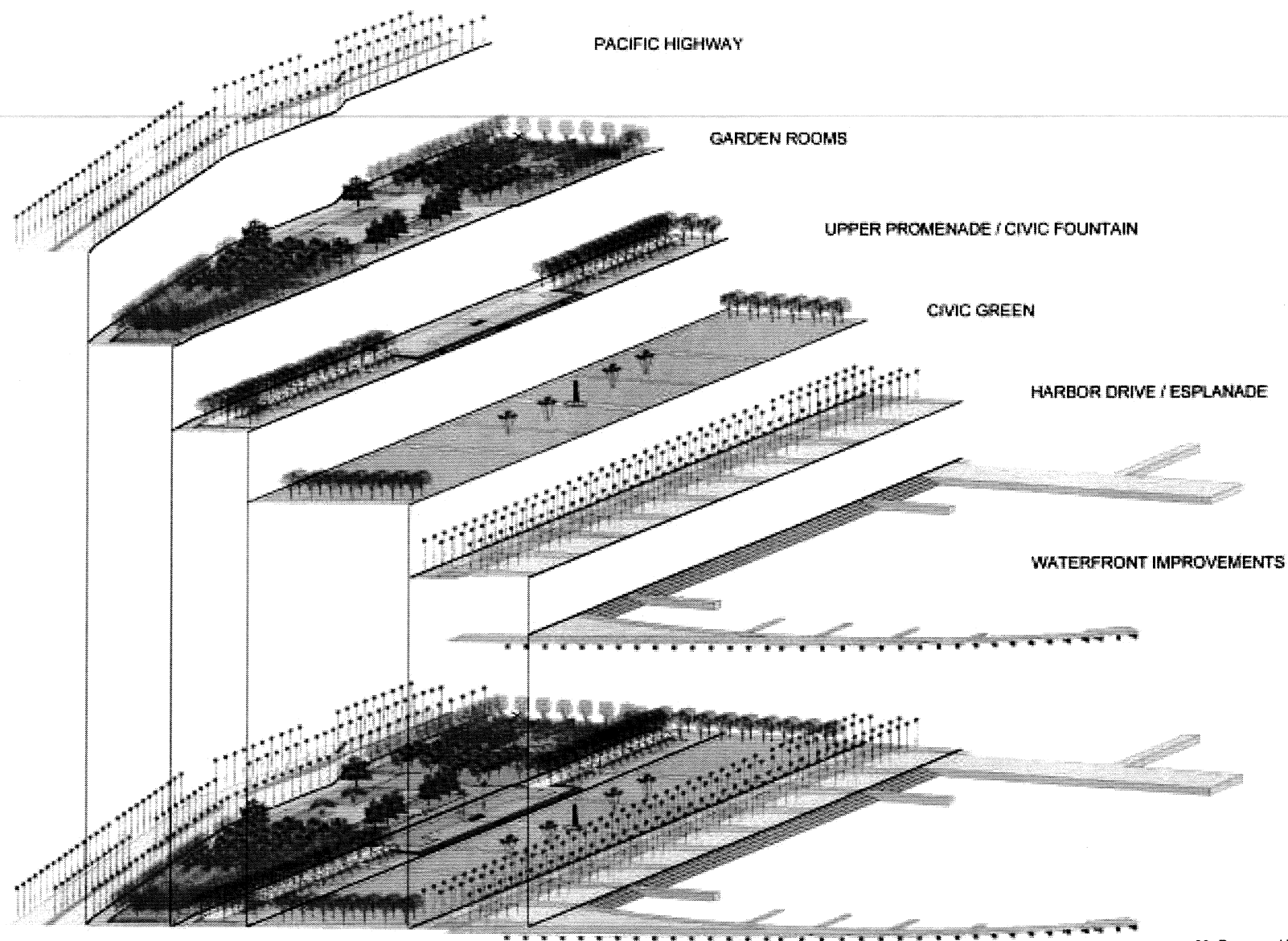
Final Scheme - Program

The final program diagram and the exploded program block axonometric (28-29) show the east/west layering of park spaces and use. The CAC site is outlined in black on the program diagram.

- The Garden Rooms, along the west edge of Pacific Highway, are a series of discrete, thematically vegetated spaces shielded from the chaos of Pacific Highway by grade change and plantings.
- The Upper Promenade and Civic Fountain serve as the spine of the Park, straddling the highly public Civic Green and intimate Garden Rooms, while offering wonderful views. This spine is well suited to passive activities and contemplation.
- The Civic Park / Green is a large flexible activity "platform" able to accommodate events and festivals as well as day-to-day park use. Its orientation along the waterfront and strong connections to the esplanade allow it to become an extension of the larger waterfront zone.
- Harbor Drive is transformed into low-speed, low-traffic-volume, plaza linking the Civic Green to the Bayfront Esplanade and Waterfront. This zone becomes an occasional venue for public festivals and events requiring a large hard surface, and a daily venue for all types of waterfront recreation.
- The crescent-shaped programmable Grape Street Pier, the Maritime Museum, and water terraces running the length of the site, extend park activities onto the Bay while encouraging waterfront activities to be drawn into the park.



28. Final Scheme - Model Photograph / Program Diagram



29. Program / Use Blocks